

Question: Clarification requested regarding Item 5.e.on page 19 of the RFQ: The RFQ asks for demonstrated ability to secure private capital to pay for public improvements. Large scale private developments that require public entitlements routinely are required to proffer private capital to pay for public improvements (e.g. roads, sewer, community center, etc). Did you have some other source of private capital in mind?

Response: The Public Team would expect large scale development involving public entitlements to include proffers of private capital for public improvement. Other than such proffers, the Public Team has no expectations of other sources of private capital

Question: Pursuant to Montgomery County’s Request for Qualifications (RFQ) for the Wheaton CBD redevelopment, our project team is very interested in finding out how many parking spaces there are in the Wheaton CBD.

Response: There are 1,464 public parking spaces maintained in the Wheaton Parking Lot District. For additional Information [Click Here](#)

Question: There is a page limit of 50 pages. Does that include drawings/renderings/org charts and other “exhibit-like” information that is requested? Or does the 50 pages simply refer to written material?

Response: Responses to the RFQ should be limited to 50 pages. Drawings/Renderings/Organizational Charts/”Exhibit-like” information should be used judiciously, and when necessary to provide additional understanding of written content. References to specific links of web-based content - germane to RFQ submission requirements - are acceptable in the printed version of the RFQ Submission. The electronic file version should include active, specific hyperlinks. Should it be determined that additional information is needed, Section IX, Conditions, Limitations and Mandatory Requirements (Page 23) indicates that “... The Public Team further reserves the right to request clarification of information provided in Submissions submitted in response to this RFQ....”.

Question: With regard to the “Vision Statement” – can you elaborate on the specific content you are requesting? Do you need drawings/renderings? If so, is there a specific scale/format you would like to see?

Response: The Public Team has articulated its goals for the redevelopment and revitalization of the Wheaton CBD in Section II of the RFQ – Project Goals (Page 6). These goals, combined with creative capacity of the Developer should result in the Developer’s unique concept of what can be developed on the specific site(s) that the Developer is considering as part of a Public-Private partnership. Simple drawings/renderings may be submitted at the Developer’s discretion – they are not required. There is no specific scale or format.

Question: What is the the utilization rate for the parking spaces in the Public Parking Lots and Garage in the Wheaton Parking Lot District (PLD)?

Answer:

Utilization Rates for Wheaton Public Parking Lots & Garage						
FY 2009 *						
Lot	Short-Term Spaces	Occupancy (%)	Long-Term Spaces	Occupancy (%)	Total Spaces	Occupancy (%)
13	115	62%	35	99%	150	69%
14	39	61%	62	87%	101	77%
17	64	43%	0	N/A	64	43%
33	12	44%	38	53%	50	50%
34	8	30%	31	81%	39	64%
Garage 45	0	N/A	615	52%	615	52%
FY 2010 *						
Lot	Short-Term Spaces	Occupancy (%)	Long-Term Spaces	Occupancy (%)	Total Spaces	Occupancy (%)
13	116	61%	35	99%	151	70%
14	39	73%	62	93%	101	82%
17	42	31%	22	54%	64	35%
33	12	65%	38	65%	50	65%
34	8	35%	31	53%	39	49%
Garage 45	0	N/A	615	48%	615	48%
* FY 2009 Occupancy is based upon a 12-month average, from July 2008 through June 2009, while FY 2010 data (current Fiscal Year) is based on an 8-month average, from 7/2009 thru 2/2010.						

The PLD collects occupancy during the peak level of demand. Data collection occurs, once a month, mid week (Wednesday-Thursday), during non-raining days. All of the Lots and Garages are measured the same day with the same method. The PLD does not collect on-street or weekend data in-house (unless the occupancy is extremely high). The PLD relies on Parking Demand/Utilization Studies that are conducted approximately every 5 years to gage weekend and on-street occupancy/ demand.